GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Change of land use from Industrial/Manufacturing zone to Commercial zone of Plot No.2, Old H.No.6-56/611, & New H.No.11-6-56/6/1/Nr in Sy.No's: 716/3, 719, 720, 721/2 & 722/2 of Kukatpally (V & M), Medchal-Malkajgiri for an extent of 6077.48 Sq.mts - Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 65 **Dated: 21-02-2026**

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.049331/SKP/CLU/U6/HMDA/04102021,Dated:30.04.2025.
2. Minutes of the CLU Committee meeting held on 02.08.2025
3. Government Memo No.8095/Plg.I(1)/2025, Dated:26.08.2025.
4. From Metropolitan Commissioner, HMDA, Hyderabad, Lr. No:049331/SKP/CLU/U6/HMDA/04102021, Dated:23.09.2025
5 Letter No.8095/Plg.I(1)/2025, Dated:02.12.2025
6 From Metropolitan Commissioner, HMDA, Hyderabad, Lr. No:049331/SKP/CLU/U6/HMDA/04102021, Dated:04.02.2026

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan for Erstwhile HUDA Area Kukatpally zone segment Master Plan approved by the Government vide G.O.Ms.No.288 MA&UD, dt:03.04.2008, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.163-G, Dt. 10-09-2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of Rs.18,23,244/- (Rupees Eighteen Lakhs Twenty Three Thousand Two Hundred and Forty Four Only) vide RTGS Ref No.HDFCR52025123151455647, Dt:31.12.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Erstwhile HUDA Area Kukatpally zone segment Master Plan Approved by the Government issued vide G.O.Ms.No.288 MA & UD, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No.2, old H.No.6-56/611 & new H.No.11-6-56/6/1/NR in Sy.No's: 716/3, 719, 720, 721/2 & 722/2 of Kukatpally (V & M), Medchal-Malkajgiri (D) to an extent of 6077.48 Sq.mts., which is presently earmarked for Manufacturing use zone in notified Erstwhile HUDA Area Master Plan in Kukatpally zone segment approved by the Government vide G.O. Ms. No. 288, MA, dt: 03.04.2008 is now designated as Commercial zone., **subject to the following conditions:**

P.T.O

1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc. and they responsible for any damage claiming by any one on account of change of land use proposed.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
7. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall handover the road widening area and buffer area to local authority before approaching for any developmental permission.
9. The Change of land use proposal is agreed, subject to excluding the area's covered under Nala and its buffer.
10. Commercial uses will be considered only as Category "C" on the site u/r subject to payment of impact fee of 3 times the rate given in G.O. Ms. No. 766, dt 16.10.2007 in Category C.
11. The applicant shall comply the conditions laid down by the Revenue & Irrigation Departments.

SCHEDULE OF BOUNDARIES

East	:	Industrial sheds in Sy.Nos. 716, 721, 722
West	:	passage in Sy.Nos. 716, 720, 722
North	:	BT road.
South	:	16 mts wide Nala and its buffer.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Medchal-Malkajgiri.
Sc/Sf.

//FORWARDED BY ORDER//

SECTION OFFICER